



3 Higher Neopardy, Crediton, EX17 5ES

Guide Price £450,000

HELMORES
SINCE 1699

3 Higher Neopardy

Crediton, EX17 5ES

- Character Grade II listed Cottage
- No Chain
- Beautiful gardens with leat and pond
- Total Plot 0.42 acres
- Double Garage
- Rural Location with Views
- 3 Bedrooms

Only 3.5 miles from the market town of Crediton and a mile from the village of Yeoford, the hamlet of Neopardy really has it all, a rural but not isolated position. The surrounding countryside is full of rolling hills, views to Dartmoor and really is the rural idyll.

A shared lane leads off of the country road down to a double garage with access at the side to a path that winds up to the cottage. The entrance hall leads into a large lounge full of light from the south facing windows, an inglenook fireplace with original bread oven also hosts a Woodwarm multi fuel stove.



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On opening takes you through to the sun room at the rear with French doors leading to the garden terrace, this room could serve many options as a functional addition to the house, to the side of this room is a shower room with wc. The kitchen is good quality with Shaker style units, a double Belfast sink and solid oak worktops. There is a Rangemaster cooker with gas hob and electric oven, a fridge/freezer and dishwasher is also included along with plenty of storage space. Adjoining the kitchen is a utility area with washer, dryer and sink.

The first floor is full of character features and vaulted ceilings, there is a bedroom to the rear and two double south facing bedrooms to the front. The master bedroom is the highlight and has a wonderful character cottage feel. The bathroom has been recently updated and hosts a large bath, wc, wash basin, large heated towel rail and a handy storage cupboard. There is oil fired central heating throughout the property.



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The South facing gardens totalling 0.42 acres are equally as impressive as the cottage, there is an ornamental leat that leads to a picturesque pond. The garden is stocked with fruit trees and vegetable patches, garden sheds with power supply, this really is a keen gardeners dream. In 2021 a private sewerage treatment plant was installed to comply with current legislation.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2379.96

Utilities: Mains electric, water, telephone

Broadband within this postcode: Superfast Enabled

Drainage: Private treatment plant

Heating: Oil fired central heating, multi fuel woodburner

Listed: Grade II

Tenure: Freehold

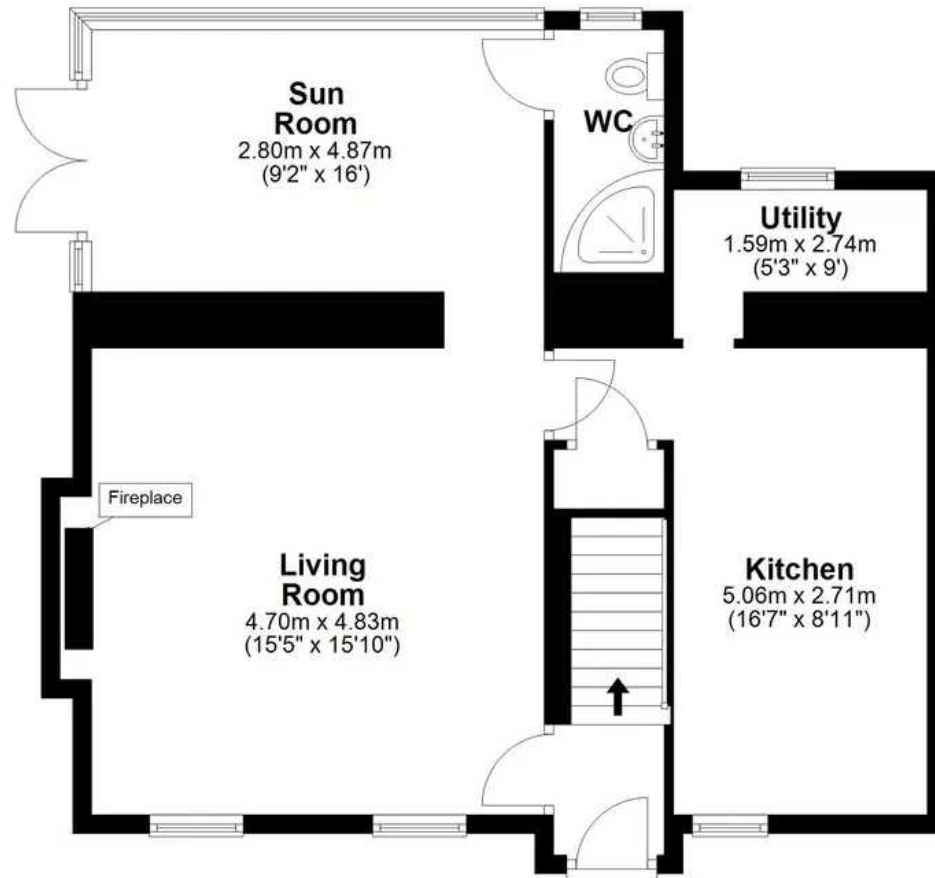


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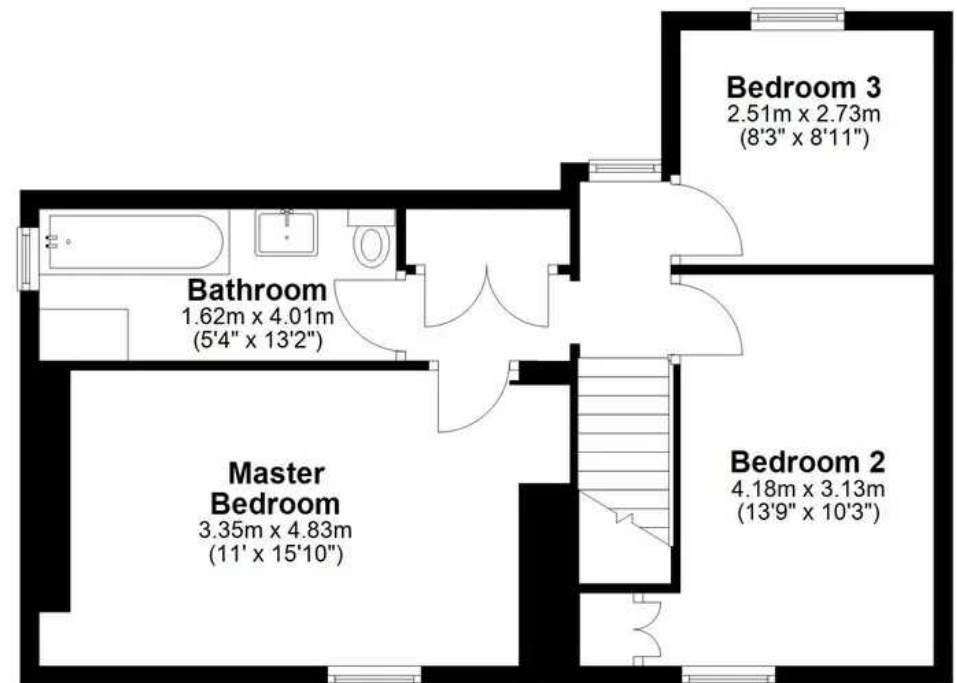
Ground Floor

Approx. 70.7 sq. metres (760.6 sq. feet)



First Floor

Approx. 52.7 sq. metres (566.8 sq. feet)



Total area: approx. 123.3 sq. metres (1327.4 sq. feet)



YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including 'Yeofest' – described by some as the “best little beer festival in Mid Devon”. In addition, and for those that prefer apples there is 'Yeocider'. The modern community hall hosts yoga, life drawing and crafting classes and the newly refurbished pub 'The Duck' which serves great food is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a 'Messy Church' plus a group for the under 5s called Sweet Peas. There are lots of great countryside walks too.

DIRECTIONS

From Crediton High Street, head west to St Lawrence Green where you take a left at the traffic lights onto Westwood Road. Keep heading towards Yeoford for 2 miles, don't head down the left lane to Neopardy, go past this turning and just before you get into the village of Yeoford you will find a private lane to your left, 3 Higher Neopardy will be the first cottage on your left.

What3words: [///tend.joys.airtime](https://www.what3words.com/#!/tend.joys.airtime) (this will take you to the drive entrance)



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